



## FLAT 7, 12 WILBURY ROAD HOVE, BN3 3JN

Guide Price - £250,000 - £270,000, Superb apartment in central Hove. This lovely split level apartment is located on the second floor of this attractive and well maintained period property. The property benefits from an abundance of natural light and a feeling of space throughout. The good sized accommodation comprises; double bedroom with built in wardrobes, bathroom, double aspect lounge diner and separate kitchen.

This central Hove position, is quietly yet conveniently located to enjoy the vibrant surroundings including popular local shops, cafes and restaurants in neighbouring roads, most notably Church Road just around the corner. The seafront & Hove lawns are a short walk away whilst Hove mainline station provides regular and direct links to London.

**Nicholas  
James**  
SALES LETTINGS AUCTIONS





## Flat 7, 12 Wilbury Road

Approximate Gross Internal Area = 42.7 sq m / 460 sq ft

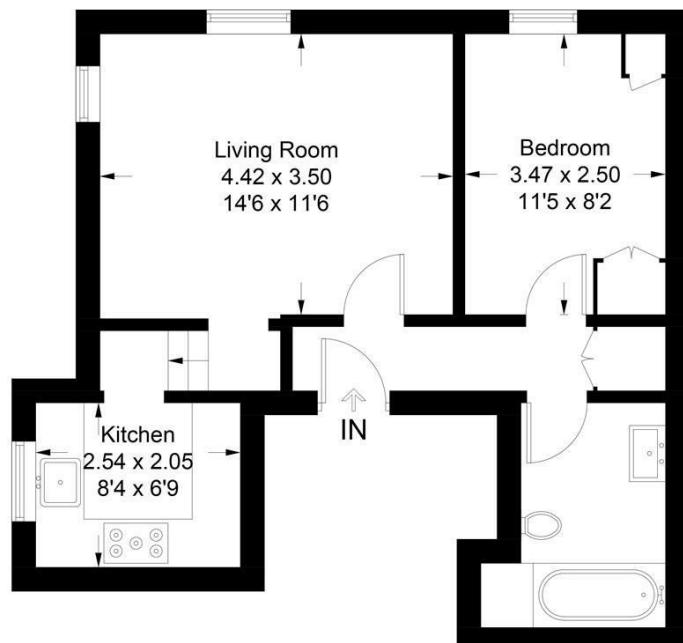


Illustration for identification purposes only, measurements are approximate, not to scale. FourLabs.co © (ID1268096)



Google

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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